

# **REDMOND PROPERTY MAINTENANCE CODE**



## **CHAPTER 15.10 REDMOND MUNICIPAL CODE**

### **INTERNATIONAL PROPERTY MAINTENANCE CODE 2003 Edition**

**Effective July 1, 2004**



## **Chapter 15.10**

### **PROPERTY MAINTENANCE CODE**

#### **Sections:**

- 15.10.010 Short Title.**
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- 15.10.030 Public Inspection.**
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#### **15.10.010 Short Title.**

This Chapter and amendments hereto shall constitute the "Property Maintenance Code" of the City and may be cited as such.

#### **15.10.020 Adoption.**

The International Property Maintenance Code, 2003 Edition, published by the International Code Conference, is hereby adopted by this reference and incorporated herein as if set forth in full as the Property Maintenance Code for the City, except such portions as may be deleted, modified or amended by this chapter.

#### **15.10.030 Public Inspection.**

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the Codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this Chapter.

The copies of the Codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

#### **15.10.040 Deletions**

The following sections of the International Property Maintenance Code, 2003 edition, are hereby deleted:

**Delete Section 111** - Means of Appeal.

**Delete Section 304.14** - Insect screens.

#### **15.10.060 Penalties for Violations.**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in Redmond Municipal Code 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.





## 2003 INTERNATIONAL PROPERTY MAINTENANCE CODE

**101.1 Title.** These regulations shall be known as the "Property Maintenance Code of the City of Redmond," hereinafter referred to as "this code."

**102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code*, Section 15.08 Redmond Municipal Code. Nothing in this code shall be construed to cancel, modify or set aside any land-use or zoning provision of the *Redmond Community Development Guide*, Chapter 20 Redmond Municipal Code.

**103.5 Fees.** Fees shall be in accordance with the Redmond Community Development Guide Section 20F.30, as said section currently exists or is hereafter amended, modified or recodified.

**106.3 Prosecution of violation.** Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of one of the offenses provided for in Section 1.14.060 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**107.3 Method of service.** The notice and order and any amended or supplemental notice and/or order shall be served upon the record owner and posted on the property.

The record owner for the purposes of the procedures of this chapter shall be the person listed in the records of the King County Department of Finance for the purposes of mailing real property tax statements. The Building Official shall also serve one copy on each of the following, if known to the Building Official or disclosed from the records of the King County Department of Finance, including the records maintained in relation to the one percent estate excise sales tax: the holder of any mortgage, ded of trust, leasehold, contract purchaser or contract seller.

The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him by the provisions of this section.

**107.2 Form.** Such notice prescribed in Section 107.1 shall be in accordance with Section 1.14.100 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.



**109.5 Costs of emergency repairs and demolition.**

The Code Official shall keep an itemized account for the expenses incurred by the City in the repair or demolition of any building done pursuant to the provisions of Section 109 or 110 of this code. Upon the completion of the work of repair or demolition, the Code Official shall prepare and file with the Director of Finance a report specifying the work done, the itemized and total cost of the work done, including an administration and collection fee in the amount of \$200.00 to cover the cost of publication, recording and service of all notices and the cost incurred by the City in the collection of the assessment or obligation, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section 107.3.

**109.7 Collection of assessment.** A copy of the ordinance confirming the special assessment shall be filed with the City Clerk. A certified copy of said ordinance shall be recorded with the King County Department of Elections and Records. The Director of Finance or their designee upon receipt of said ordinance shall proceed to collect the special assessment in the same manner as local improvement district assessments, including installments thereof, are collected; provided however, that the 30 days' prepayment notice need not be published but shall be mailed to the owner of record.

**SECTION 111**  
**MEANS OF APPEAL**

Appeals of orders, decisions or determinations made by the Code Official related to the application or interpretation of this code shall be made pursuant to Redmond Community Development Guide Section 20F.30.60 Public Hearings and Appeals, as said section currently exists or is hereafter amended, modified or recodified.



**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.



**CHAPTER 8**

**REFERENCED STANDARDS**

The referenced codes shall be as specified in Section 101.4 of the amended administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code.